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Governor
State of Missouri

Sarah Ledgerwood, Interim Division Director
DIVISION OF PROFESSIONAL REGISTRATION

Missouri Department of
Commerce & Insurance
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MISSOURI REAL ESTATE COMMISSION

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Terry W. Moore
Executive Director
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October 21, 2020

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
No. 9414 7266 9904 2102 6008 31

Christy Lawrence
2500 W 6th St Apt 201
Lawrence KS 66049-2415

RE: Missouri Real Estate Commission vs. Christy Lawrence (#2014010067)

Dear Ms. Lawrence:

Please find enclosed a copy of the Complaint filed with the Administrative Hearing Commission, the Administrative Hearing Commission's Default Decision, and the Missouri Real Estate Commission's Findings of Fact, Conclusions of Law, and Disciplinary Order in the above referenced case.

Sincerely,

A handwritten signature in cursive script that reads "Terry W. Moore".

Terry W. Moore
Executive Director

TWM/cmc

Enclosures

c: Brian Earll (inter-agency mail)
Christy Lawrence (USPS #9114 9999 4423 8854 5585 15)

BEFORE THE MISSOURI REAL ESTATE COMMISSION

MISSOURI REAL ESTATE COMMISSION)	
)	
Petitioner,)	
)	
v.)	No. 19-1392 RE
)	
)	
CHRISTY LAWRENCE)	
)	
Respondent.)	

**FINDINGS OF FACT, CONCLUSIONS OF LAW
AND DISCIPLINARY ORDER**

On or about March 16, 2020, the Administrative Hearing Commission entered its Default Decision in the case of *Missouri Real Estate Commission v. Christy Lawrence*, No. 19-1392 RE. In that Default Decision, the Administrative Hearing Commission found that Respondent Christy Lawrence's real estate Salesperson license (license no. 2014010067) is subject to disciplinary action by the Missouri Real Estate Commission ("Commission") pursuant to § 339.100.2, (15) and (19) RSMo.¹.

The Commission has received and reviewed the record of the proceedings before the Administrative Hearing Commission including the properly pled complaint and the Default Decision of the Administrative Hearing Commission. The record of the Administrative Hearing Commission is incorporated herein by reference in its entirety.

Pursuant to notice and §§ 621.110 and 339.100.3, RSMo, the Commission held a hearing on October 7, 2020, at the Missouri Counsel of School Administrators, 3550 Amazonas Drive, in Jefferson City, Missouri, for the purpose of determining the appropriate disciplinary action against Respondent's license. All of the members of the Commission were present throughout

¹ All statutory references are to the Revised Statutes of Missouri 2000, as amended, unless otherwise indicated.

the meeting. Further, each member of this Commission read the Default Decision of the Administrative Hearing Commission. The Commission was represented by Assistant Attorney General Brian Earll. Respondent, having received proper notice and opportunity to appear, did not appear in person or through legal counsel. After being present and considering all of the evidence presented during the hearing, the Commission issues the following Findings of Fact, Conclusions of Law, and Order.

Based upon the foregoing the Commission hereby states:

I.

FINDINGS OF FACT

1. The Commission is an agency of the state of Missouri created and established pursuant to § 339.120, RSMo, for the purpose of licensing all persons engaged in the practice as a real estate broker or salesperson in this state. The Commission has control and supervision of the licensed occupations and enforcement of the terms and provisions of §§ 339.010-339.205 and 339.710-339.855, RSMo.

2. The Commission hereby adopts and incorporates by reference the properly pled Complaint and the Default Decision of the Administrative Hearing Commission in *Missouri Real Estate Commission v. Christy Lawrence*, Case No. 19-1392 RE, issued March 16, 2020, in its entirety and takes official notice thereof.

3. The Commission set this matter for disciplinary hearing and served notice of the disciplinary hearing upon Respondent in a proper and timely fashion. Respondent failed to appear in person or through legal counsel at the hearing before the Commission.

4. This Commission licensed Respondent Christy Lawrence as a real estate Salesperson, license number 2014010067. Respondent's Salesperson license was not current at

all times relevant to this proceeding. On September 30, 2018, Respondent's Salesperson license expired.

II.

CONCLUSIONS OF LAW

5. This Commission has jurisdiction over this proceeding pursuant to §§ 621.110 and 339.100, RSMo.

6. The Commission expressly adopts and incorporates by reference the properly pled complaint and Default Decision issued by the Administrative Hearing Commission dated March 16, 2020, in *Missouri Real Estate Commission v. Christy Lawrence*, Case No. 19-1392 RE, takes official notice thereof, and hereby enters its conclusions of law consistent therewith.

7. As a result of the foregoing, and in accordance with the Administrative Hearing Commission's Default Decision dated March 16, 2020, Respondent's real estate Salesperson license, number 2014010067, is subject to disciplinary action by the Commission pursuant to § 339.100.2 (15) and (19) RSMo.

8. The Commission has determined that this Order is necessary to ensure the protection of the public.

III.

ORDER

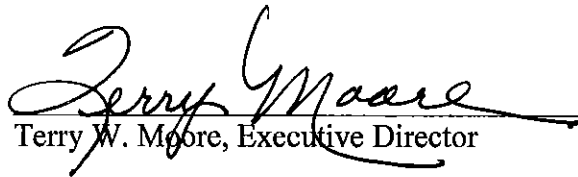
Having fully considered all the evidence before the Commission, and giving full weight to the Default Decision of the Administrative Hearing Commission, it is the **ORDER** of the Commission that the real estate Salesperson license of Christy Lawrence (license no. 2014010067) is hereby **REVOKED**. Respondent is hereby **ORDERED** to pay a civil penalty of \$5,000 by certified check made payable to the "Missouri Real Estate Commission" and mail to the Missouri Real Estate Commission, P.O. Box 1339, Jefferson City MO 65102-1339. Said

certified check must be postmarked or hand delivered within 60 days of the date of this Order. Funds received pursuant to this Order shall be handled in accordance with Section 7 of Article IX of the Missouri Constitution and § 339.205.8, RSMo. All evidence of Respondent's licensure shall be immediately returned to the Commission within 30 days of this Order, if Respondent has not already done so.

The Commission will maintain this Order as an open, public record of the Commission as provided in Chapters 339, 610 and 324, RSMo.

SO ORDERED, EFFECTIVE THIS 21ST DAY OF OCTOBER, 2020.

MISSOURI REAL ESTATE COMMISSION


Terry W. Moore, Executive Director

Before the
Administrative Hearing Commission
State of Missouri



REAL ESTATE COMMISSION

Petitioner,

v.

CHRISTY LAWRENCE

Respondent,

No. 19-1392


DEFAULT DECISION

On October 22, 2019, Petitioner filed a properly pled complaint seeking to discipline Respondent. Respondent was served with a copy of the complaint and our notice of complaint/notice of hearing by certified mail on January 23, 2020.

More than thirty days have elapsed since Respondent was served. Respondent has not filed an answer or otherwise responded to the complaint.

In accordance with § 621.100.2, RSMo 2016, we enter a default decision against Respondent establishing that Petitioner is entitled to the relief requested in the complaint. This default decision shall become final and may not be set aside unless a motion is filed with this Commission within thirty days of the date of this order establishing good cause for not responding to the complaint and stating facts constituting a meritorious defense.

SO ORDERED on March 16, 2020.


SREENIVASA RAO DANDAMUDI
Commissioner

**BEFORE THE ADMINISTRATIVE HEARING COMMISSION
STATE OF MISSOURI**

**MISSOURI REAL ESTATE
COMMISSION**
3605 Missouri Blvd.
P.O. Box 1339
Jefferson City, MO 65102-1339,

Petitioner,

v.

CHRISTY LAWRENCE
1335 E. Stagecoach Drive
Olathe, Kansas 66062

Respondent.

FILED

October 22, 2019

ADMINISTRATIVE
HEARING COMMISSION

Case No. _____

COMPLAINT

Petitioner, the Missouri Real Estate Commission ("Commission"), by and through the Missouri Attorney General's Office, states for its cause of action as follows:

1. The Commission is an agency of the State of Missouri created and existing pursuant to § 339.120, RSMo, for the purpose of executing and enforcing the provisions of §§ 339.010 to 339.180 and §§ 339.710 to 339.860, RSMo 2016 (as amended), relating to real estate salespersons and brokers.

2. Respondent, Christy Lawrence, held a license from the Commission as a real estate salesperson, license no. 2014010067, for Platinum Realty of Missouri, LLC.

3. Respondent's real estate salesperson license was current and active up to September 30, 2016, when it expired.

4. Respondent sent in her application to renew her license on November 29, 2016 with a \$100 fee, but her application was rejected because she did not enclose the additional \$100 late fee.

5. On August 31, 2017, the Commission received Respondent's renewal form with a \$200 late fee.

6. On September 12, 2017, Respondent's license was renewed and it is still current and active.

7. Jurisdiction and venue are proper before the Administrative Hearing Commission pursuant to §§ 621.045 and 339.100.2, RSMo.

8. Cause exists for the Commission to take disciplinary action against Respondent's license under § 339.100, RSMo, which states in pertinent part:

2. The commission may cause a complaint to be filed with the administrative hearing commission as provided by the provisions of chapter 621 against any person or entity licensed under this chapter or any licensee who has failed to renew or has surrendered his or her individual or entity license for any one or any combination of the following acts:

* * *

(15) Violation of, or attempting to violate, directly or indirectly, or assisting or enabling any person to violate, any provision of sections 339.010 to 339.180 and sections 339.710

to 339.860, or of any lawful rule adopted pursuant to sections 339.010 to 339.180 and sections 339.710 to 339.860;

(19) Any other conduct which constitutes untrustworthy, improper or fraudulent business dealings, demonstrates bad faith or incompetence, misconduct, or gross negligence;

9. Section 339.010.2, RSMo, states in part:

A "real estate salesperson" is any person, partnership, limited partnership, limited liability company, association, professional corporation, or corporation, domestic or foreign who for a compensation or valuable consideration becomes associated, either as an independent contractor or employee, either directly or indirectly, with a real estate broker to do any of the things above mentioned. The provisions of sections 339.010 to 339.180 and sections 339.710 to 339.860 shall not be construed to deny a real estate salesperson who is compensated solely by commission the right to be associated with a broker as an independent contractor.

10. Section 339.020, RSMo, states in relevant part:

It shall be unlawful for any person, partnership, limited partnership, limited liability company, association, professional corporation, or corporation, foreign or domestic, to act as a real estate broker, real estate broker-salesperson, or real estate salesperson or to advertise or assume to act as such without a license first procured from the commission.

11. 20 CSR 2250-4.020 states in relevant part:

(2) Until a new license is procured, the holder of an expired license shall not perform any act for which a license is required.

12. On September 23, 2016, Respondent was reminded by email from Platinum Realty, the company through which Respondent conduct real estate activity, that her real estate license was going to expire.

13. On October 24, 2016, Respondent was notified by an email from Platinum Realty that her Missouri real estate license had expired.

14. During the period when Respondent's license was expired, from November 28, 2016 to September 12, 2017, Respondent conducted licensed activity without a valid license in relation to the following real estate property transactions by acting as the real estate salesperson for each transaction:

a. Sale of the property located at 903 E. 42nd Street, Kansas City, Missouri, 64110, between Buyer Alan and Amanda Farris, and Seller HouseMax, Inc., closed on March 31, 2017, for a sale price of \$200,000. Platinum Realty received a gross commission of \$6,395 for this real estate transaction. Respondent signed as "Licensee assisting Seller";

b. Sale of the property located at 4449 N. Agnes Avenue, Kansas City, Missouri, 64117, between Buyer Justin Orłowski and Lindsey Brookshire, and Seller Emerald Tree LLC, closed on March 31, 2017, for a sale price of \$113,900. Platinum Realty received a gross commission of \$3,812 for this real estate transaction. Respondent signed as "Licensee assisting Seller";

c. Sale of the property located at 7200 Pennsylvania Avenue, Kansas City, Missouri, 64114, between Buyer Elizabeth Garrett, and Seller HouseMax Inc., closed on September 28, 2017, for a sale price of \$239,900. Platinum Realty received a gross commission of \$7,592 for this real estate transaction. Respondent's name appears as the contact for Platinum Realty and she signed as "Licensee assisting Seller".

15. Based on Respondent's conduct as set forth above, cause exists to discipline her license pursuant to § 339.100.2(15) and (19), RSMo, for her violations of § 339.020, RSMo, and 20 CSR 2250-4.020.

WHEREFORE, Petitioner respectfully requests this Commission to conduct a hearing in this cause pursuant to Chapter 621, RSMo, and thereafter to issue its findings of fact and conclusions of law determining that Petitioner may take disciplinary action against the real estate license of Respondent and for violations of Chapter 339, RSMo, and the regulations promulgated thereunder, and for such other and further relief this Commission deems just and proper.

Respectfully submitted,

ERIC S. SCHMITT
Attorney General

/s/ Marie Claire Dwyer
Marie Claire Dwyer

Assistant Attorney General
Missouri Bar No. 70949

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